

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known)

Chapter

11☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 77 Varet Holding Corp.

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 13-3343598

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

114 Avenue T
Brooklyn, NY 11223-3629

Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

Kings

County

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL) _____

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☐ Partnership (excluding LLP)☐ Other. Specify: _____

Debtor 77 Varet Holding Corp.
Name

Case number (if known) _____

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.5313**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check all that apply.

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District _____

District _____

When _____

When _____

Case number _____

Case number _____

Debtor **77 Varet Holding Corp.**

Case number (if known) _____

Name

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?
- ☒ No
☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor
District

When

Relationship

Case number, if known

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

- ☒ No
☐ Yes.

Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

- ☐ It needs to be physically secured or protected from the weather.

- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

- ☐ Other _____

Where is the property? _____

Number, Street, City, State & ZIP Code

Is the property insured?

- ☐ No

- ☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

- ☒ 1-49
☐ 50-99
☐ 100-199
☐ 200-999

- ☐ 1,000-5,000
☐ 5001-10,000
☐ 10,001-25,000

- ☐ 25,001-50,000
☐ 50,001-100,000
☐ More than 100,000

15. Estimated Assets

- ☐ \$0 - \$50,000
☐ \$50,001 - \$100,000
☐ \$100,001 - \$500,000
☐ \$500,001 - \$1 million

- ☐ \$1,000,001 - \$10 million
☒ \$10,000,001 - \$50 million
☐ \$50,000,001 - \$100 million
☐ \$100,000,001 - \$500 million

- ☐ \$500,000,001 - \$1 billion
☐ \$1,000,000,001 - \$10 billion
☐ \$10,000,000,001 - \$50 billion
☐ More than \$50 billion

16. Estimated liabilities

- ☐ \$0 - \$50,000

- ☒ \$1,000,001 - \$10 million

- ☐ \$500,000,001 - \$1 billion

Debtor	77 Varet Holding Corp.	Case number (if known)	
	Name		
	<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
	<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
	<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor 77 Varet Holding Corp.
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 09/21/22

MM / DD / YYYY

X

Signature of authorized representative of debtor

David Goldwasser

Printed name

Title Manager**18. Signature of attorney****X**/s/ Kevin J. Nash

Signature of attorney for debtor

Date 09/21/2022

MM / DD / YYYY

Kevin J. Nash

Printed name

Goldberg Weprin Finkel Goldstein LLP

Firm name

1501 Broadway 22nd Floor
New York, NY 10036

Number, Street, City, State & ZIP Code

Email address

knash@gwfglaw.comkjnash@gwulaw.comContact phone (212) 221-5700Kevin J. Nash

Bar number and State

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X
In re: Chapter 11
-
77 VARET HOLDING CORP., Case No.

Debtor.
-----X

**CONSOLIDATED DECLARATION PURSUANT
TO LOCAL BANKRUPTCY RULE 1007-4**

David Goldwasser declares the following under penalties of perjury pursuant to 28 U.S.C. § 1746:

1. I am currently the Manager of both 77 Varet Holding Corp. (the “Equity Holder”) and 162-164 82nd Street LLC (the “Fee Owner” and collectively with the Equity Holder, the “Debtors”) having been appointed by the Debtors’ members to attempt to restructure the outstanding mortgage and mezzanine debt held by East 82nd Holdco LLC, as successor to Dime Savings Bank (the “Lender”). I was engaged prior to bankruptcy and I have led the effort to negotiate a prior forbearance with the Lender and these ensuing Chapter 11 cases, which are being filed with the support of the Lender.

2. In the process, I have familiarized myself with the Debtors’ respective legal, business and financial affairs. I am submitting this Consolidated Declaration, to the best of my knowledge, pursuant to Local Rule 1007-4 to assist the Court, creditors, and other parties-in-interest in understanding the circumstances leading up to the filing of the Chapter 11 petition, the Debtors’ debt and capital structure, and the Debtors’ plans relating to the Bankruptcy.

Events Leading Up to the Chapter 11 Filing

3. The Equity Holder is a stock holding company whose sole asset is its 100% membership interest in the Fee Owner, which owns a residential apartment building on the Upper

East Side containing 37 units (the “Property”), most of which are free market. The Property has a monthly rent roll of \$81,189.23.

4. The Fee Owner will be filing a separate Chapter 11 petition imminently so that the subject Property itself is subject to Bankruptcy Court jurisdiction. For purposes of the bankruptcy proceedings, which we anticipate will be jointly administered, this Consolidated Declaration will be included as part of the Fee Owner’s petition as well. The filing of a bankruptcy by the Fee Owner is awaiting certain updated property and creditor information.

5. The Lender’s predecessor, Dime Savings Bank, made a senior mortgage loan and mezzanine loan relating to the Property in 2017. The senior mortgage was in the original principal amount of \$10.5 million (since reduced to a principal balance of no more than \$9,759,630) and has been in default since 2020 with substantial accrued interest of \$2,287,173.18 as of April 2022. The mezzanine loan was in the original principal amount of \$1,500,000 (since reduced to the sum of no more than \$1,382,027) and likewise has been in default since 2020 with accrued interest of at least \$323,953.45 as of April 2022.

6. The Property became subject to mortgage delinquencies during Covid, which were exacerbated by litigation and accounting issues involving the Managing Agent, Choice New York Management. A new property manager is being engaged in connection with the commencement of the Chapter 11 cases.

7. In the interim, the Lender noticed a U.C.C. Article 9 foreclosure sale of the Equity Holder’s membership interest in the Fee Owner. The sale has been adjourned from time to time following execution of a forbearance agreement in January 2022. The forbearance has expired, and the Lender is refusing to adjourn the U.C.C. foreclosure sale any longer. However, the Lender has consented to the commencement of bankruptcy proceedings and will afford the Debtor one

last opportunity to refinance the Property based upon a negotiated pay-off, failing which the Property will be marketed for sale in Chapter 11, with the Lender to retain full credit bid rights.

8. For purposes of Chapter 11, the Debtors and the Lender intend to negotiate a consensual cash collateral stipulation, and have agreed upon a broker to market the Property.

Local Rule 1007-4 Disclosures

9. Pursuant to Rule 1007-4(a)(v), no committee has been formed prior to the commencement of these cases.

10. Pursuant to Rule 1007-4(a)(vi) a list containing the names and addresses of the Debtors' twenty (20) largest unsecured creditors will accompany the filing of the bankruptcy schedules and statements.

11. Pursuant to Rule 1007-4(a)(vii) the Equity Holder has one secured creditor (*i.e.*, the Lender), based upon the mezzanine loan.

12. Pursuant to Rule 1007-2(a)(viii), (xi), and (xii), the sole asset of the Equity Holder consists of its 100% membership interest in the Fee Owner, which owns the Property.

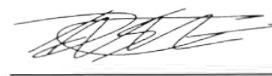
13. Pursuant to Rule 1007-2(a)(ix) the Debtor's shares are not publicly held or traded.

14. The Debtors employ a super for the Property.

15. Based on the current rent roll, the Debtors expect to receive revenues of approximately \$81,000 during the thirty (30) day period following the Chapter 11 filing. The Debtors' operating expenses during the same thirty (30) day period should be less than this amount, providing the ability to pay some debt service.

Dated: New York, New York
September 21, 2022

By:



David Goldwasser

COMPANY RESOLUTION

WHEREAS, as a special meeting of the Members of 77 Varet Holding Corp. and 162-164 82nd Street LLC (the collectively the "Companies") held on September 19, 2022, and after a motion duly made and carried, it is


RESOLVED, that the Companies are each authorized to file for relief under the provisions of Chapter 11 of title 11 of the United States Code in the United States Bankruptcy Court of the Eastern District of New York; and it is further

RESOLVED, that David Goldwasser is hereby appointed as the manager and Chief Restructuring Officer of each of the Companies, and David Goldwasser is hereby authorized, directed and empowered to execute and deliver, on behalf of each of the Companies, a bankruptcy petition and all documents and the instruments that may be required in connection therewith, and to perform all other acts and things, as may be required in connection with the respective bankruptcy proceedings; and it is further

RESOLVED, that each Company is authorized to retain the firm of Goldberg Weprin Finkel Goldstein LLP as its bankruptcy counsel.

Dated: New York, New York
September 21, 2022


162-164 82nd STREET LLC

By: 
Manager

77 VARET HOLDING CORP

By: 
Manager

APPROVED AND CONSENTED TO:


Ruben Azrak


Patricia G. Lampl

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X
In re:

Chapter 11

77 VARET HOLDING CORP.,

Case No.

Debtor.
-----X

LIST OF LAWSUITS

Non-Judicial Article 9 Foreclosure Sale noticed by the Lender for disposition of the Debtor's 100% membership interest in 162-164 82nd Street LLC.

Dated: New York, New York
September 21, 2022

77 VARET HOLDING CORP.

By:



Manager

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

77 VARET HOLDING CORP.,

Case No.

Debtor.

-----X

LIST OF EQUITY HOLDERS

Ruben Azrak 66 $\frac{2}{3}$ %

Patricia G. Lampl 33 $\frac{1}{3}$ %

Dated: New York, New York
 September 21, 2022

77 VARET HOLDING CORP.

By:



Manager

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----x
In re:

Chapter 11

77 VARET HOLDING CORP.,

Case No.

Debtor.
-----x

BANKRUPTCY RULE 7007.1 CORPORATE OWNERSHIP STATEMENT

Pursuant to Bankruptcy Rule 7007.1, 77 Varet Holding Corp. certifies that it is a private non-governmental party, and has no corporate parent, affiliates and/or subsidiaries which are publicly held.

Dated: New York, New York
September 21, 2022

77 VARET HOLDING CORP.

By:



Manager

Fill in this information to identify the case:Debtor name 77 Varet Holding Corp.United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule _____
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 21, 2022

X /s/

Signature of individual signing on behalf of debtorDavid Goldwasser_____
Printed nameManager_____
Position or relationship to debtor

Fill in this information to identify the case:

Debtor name 77 Varet Holding Corp.

United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☒ No. Go to Part 2.
☐ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- ☒ No. Go to Part 3.
☐ Yes Fill in the information below.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☒ No. Go to Part 4.
☐ Yes Fill in the information below.

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Debtor 77 Varet Holding Corp.
Name

Case number (if known) _____

Part 7: Office furniture, fixtures, and equipment; and collectibles**38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

- ☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles**46. Does the debtor own or lease any machinery, equipment, or vehicles?**

- ☒ No. Go to Part 9.
☐ Yes Fill in the information below.

Part 9: Real property**54. Does the debtor own or lease any real property?**

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. 100% Member of 162-164 82nd Street LLC		\$0.00		TBD

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$0.00**57. Is a depreciation schedule available for any of the property listed in Part 9?**

- ☒ No
☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 10: Intangibles and intellectual property**59. Does the debtor have any interests in intangibles or intellectual property?**

- ☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Part 11: All other assets**70. Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☒ No. Go to Part 12.
☐ Yes Fill in the information below.

Debtor **77 Varet Holding Corp.**
Name

Case number *(if known)* _____

Debtor 77 Varet Holding Corp.
Name

Case number (If known) _____

Part 12: Summary**In Part 12 copy all of the totals from the earlier parts of the form**
Type of property**Current value of
personal property****Current value of real
property**80. **Cash, cash equivalents, and financial assets.**
Copy line 5, Part 1\$0.0081. **Deposits and prepayments.** *Copy line 9, Part 2.*\$0.0082. **Accounts receivable.** *Copy line 12, Part 3.*\$0.0083. **Investments.** *Copy line 17, Part 4.*\$0.0084. **Inventory.** *Copy line 23, Part 5.*\$0.0085. **Farming and fishing-related assets.** *Copy line 33, Part 6.*\$0.0086. **Office furniture, fixtures, and equipment; and collectibles.**
Copy line 43, Part 7.\$0.0087. **Machinery, equipment, and vehicles.** *Copy line 51, Part 8.*\$0.0088. **Real property.** *Copy line 56, Part 9.....>*\$0.0089. **Intangibles and intellectual property.** *Copy line 66, Part 10.*\$0.0090. **All other assets.** *Copy line 78, Part 11.*+ \$0.0091. **Total.** Add lines 80 through 90 for each column\$0.00

+ 91b.

\$0.0092. **Total of all property on Schedule A/B.** Add lines 91a+91b=92\$0.00

Fill in this information to identify the case:

Debtor name 77 Varet Holding Corp.

United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.

☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A	Column B
		Amount of claim	Value of collateral that supports this claim
		Do not deduct the value of collateral.	
2.1	East 82nd Holdco LLC	\$1,382,027.00	TBD
Creditor's Name			
85 Broad St			
New York, NY 10004-2434			
Creditor's mailing address			
Describe debtor's property that is subject to a lien			
100% Member of 162-164 82nd Street LLC			
Describe the lien			
Mezzanine Loan			
Is the creditor an insider or related party?			
<input checked="" type="checkbox"/> No			
<input type="checkbox"/> Yes			
Is anyone else liable on this claim?			
<input type="checkbox"/> No			
<input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)			
As of the petition filing date, the claim is:			
Check all that apply			
<input type="checkbox"/> Contingent			
<input checked="" type="checkbox"/> Unliquidated			
<input type="checkbox"/> Disputed			
Do multiple creditors have an interest in the same property?			
<input checked="" type="checkbox"/> No			
<input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.			
Creditor's email address, if known			
Date debt was incurred			
Last 4 digits of account number			

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.**\$1,382,027.00****Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

Wayne S. Cook, Jr., Esq.
Windels Marx Lane & Mittendorf
156 W 56th St
New York, NY 10019-3800

Line 2.1

Fill in this information to identify the case:Debtor name **77 Varet Holding Corp.**United States Bankruptcy Court for the: **EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims****12/15**

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims**1. Do any creditors have priority unsecured claims?** (See 11 U.S.C. § 507).☐ No. Go to Part 2.☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

			Total claim	Priority amount
2.1	Priority creditor's name and mailing address Internal Revenue Service Centralized Insolvency Operations PO Box 7346 Philadelphia, PA 19101-7346	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$0.00	\$0.00
	Date or dates debt was incurred Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Basis for the claim: Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
2.2	Priority creditor's name and mailing address NYC Dep't of Finance Legal Affairs 345 Adams St Fl 3 Brooklyn, NY 11201-3719	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$0.00	\$0.00
	Date or dates debt was incurred Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Basis for the claim: Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

Debtor 77 Varet Holding Corp. Name	Case number (if known)
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2.3 Priority creditor's name and mailing address NYS Dep't of Taxation Bankruptcy/Special Procedure PO Box 5300 Albany, NY 12205-0300	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$0.00 \$0.00
--	--	-----------------------------

Date or dates debt was incurred	Basis for the claim:	
---------------------------------	----------------------	--

Last 4 digits of account number	Is the claim subject to offset?	
---------------------------------	---------------------------------	--

Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8) ☒ No ☐ Yes

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

3.1 Nonpriority creditor's name and mailing address Date or dates debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
--	---	--

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	NYC Dept of Law Attn: Bernadette Brennan, Esq. 100 Church St Rm 5-233 New York, NY 10007-2601	Line <u>2.2</u> <input type="checkbox"/> Not listed. Explain _____	—
4.2	NYS Attorney General 28 Liberty St New York, NY 10005-1400	Line <u>2.3</u> <input type="checkbox"/> Not listed. Explain _____	—

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1
5b. Total claims from Part 2

5c. Total of Parts 1 and 2
Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ <u>0.00</u>
5b. +	\$ <u>0.00</u>
5c.	\$ 0.00

Fill in this information to identify the case:Debtor name 77 Varet Holding Corp.United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206G****Schedule G: Executory Contracts and Unexpired Leases****12/15****Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.****1. Does the debtor have any executory contracts or unexpired leases?**☒ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.☐ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).**2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease****2.1** State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract _____

2.2 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract _____

2.3 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract _____

2.4 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract _____

Fill in this information to identify the case:Debtor name **77 Varet Holding Corp.**United States Bankruptcy Court for the: **EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206H
Schedule H: Your Codebtors****12/15**

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor**Name****Mailing Address**2.1 **Patricia Lampl****Column 2: Creditor****Name***Check all schedules that apply:***East 82nd Holdco LLC**☒ D **2.1**☐ E/F _____☐ G _____2.2 **Ruben Azrak****East 82nd Holdco LLC**☒ D **2.1**☐ E/F _____☐ G _____

Fill in this information to identify the case:

Debtor name 77 Varet Holding Corp.United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206Sum**
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets**1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)**1a. Real property:**Copy line 88 from Schedule A/B..... \$ 0.00**1b. Total personal property:**Copy line 91A from Schedule A/B..... \$ 0.00**1c. Total of all property:**Copy line 92 from Schedule A/B..... \$ 0.00**Part 2: Summary of Liabilities****2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)Copy the total dollar amount listed in Column A Amount of claim, from line 3 of Schedule D..... \$ 1,382,027.00**3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)**3a. Total claim amounts of priority unsecured claims:**Copy the total claims from Part 1 from line 5a of Schedule E/F..... \$ 0.00**3b. Total amount of claims of nonpriority amount of unsecured claims:**Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F..... +\$ 0.00**4. Total liabilities**

Lines 2 + 3a + 3b

\$ 1,382,027.00

**United States Bankruptcy Court
Eastern District of New York, Brooklyn Division**

IN RE:

Case No. _____

77 Varet Holding Corp.

Chapter **11**

Debtor(s)

VERIFICATION OF CREDITOR MATRIX

The above named debtor(s) or attorney for the debtor(s) hereby verify that the attached matrix (list of creditors) is true and correct to the best of their knowledge.

Date: **September 21, 2022**

/s/ David Goldwasser
Debtor

Joint Debtor

/s/ Kevin J. Nash
Attorney for Debtor

East 82nd Holdco LLC
85 Broad St
New York, NY 10004-2434

Internal Revenue Service
Centralized Insolvency Operations
PO Box 7346
Philadelphia, PA 19101-7346

NYC Dep't of Finance
Legal Affairs
345 Adams St Fl 3
Brooklyn, NY 11201-3719

NYC Dept of Law
Attn: Bernadette Brennan, Esq.
100 Church St Rm 5-233
New York, NY 10007-2601

NYS Attorney General
28 Liberty St
New York, NY 10005-1400

NYS Dep't of Taxation
Bankruptcy/Special Procedure
PO Box 5300
Albany, NY 12205-0300

Wayne S. Cook, Jr., Esq.
Windels Marx Lane & Mittendorf
156 W 56th St
New York, NY 10019-3800